

APPENDIX A - SAMPLE LIST OF COMMERCIAL AND INDUSTRIAL LARGE SCALE DEVELOPMENT

Other commercial and industrial uses not specifically itemized, may be considered.

A. Sample list for Commercial Uses:

- 1). General offices and office buildings to be used for the administrative functions of companies, corporations, non-profit, social, or philanthropic organization or societies.
- 2). Professional offices, such as accountants, architects, brokers, engineers, dentists, insurance, lawyers, physicians, osteopaths, chiropractors, planners, real estate, etc.
- 3). Banks, Savings and Loan institutions, Credit Union offices.
- 4). Printing, publishing, and engraving firms, including newspaper publishing.
- 5). Hospitals, Medical and Emergency Clinics.
- 6). Hospitals or Veterinarian clinics for animals.
- 7). Mortuaries, Funeral Homes.
- 8). Automotive and truck service stations, and related development including: repair and service facilities, tire sales and service, paint and body shops, upholstery shops, muffler service and repair, car and truck washes, new and used car and truck sales, etc.
- 9). Speedways, racetracks.
- 10). Shopping centers, retail stores and shops, including the following: antique shop, appliance store, art school, gallery, museum, artist materials, supply studio, auto supply, baby shop, bakery goods, barber, beauty shop, book and stationery store, camera, candy, catering establishment, cleaning, pressing, laundry collection agency, clothing, gift shop, dry goods, dairy products or ice cream store, delicatessen, department store, florist, furniture store, grocery store or supermarket, hardware store, jewelry or notion, lodge hall, meat market, medical facility, messenger or telegraph service, musical instrument sales, newspaper or magazine sales, optical sales and service, package liquor store, paint and decorating shop, pharmacy, radio and television sales and service, restaurant, self service laundry or dry cleaning, sewing machine sales, sporting goods sales, shoe store or repair shop, tailor shop, toy store, variety store.
- 11). Auditorium, theater, and open-air theaters.
- 12). Bowling alleys, amusement arcades, mini-golf, and go-cart tracks.
- 13). Taverns, bars, night clubs, adult entertainment and other membership clubs.
- 14). Restaurants, drive through establishments, etc.
- 15). Hotels, motels, or motor hotels.
- 16). Airports
- 17). Warehouses, cold-storage units, food storage lockers, mini-storage units.
- 18). Lumber yards and mills, home improvement centers, wood working and cabinet shops.
- 19). Dyeing and cleaning works; farm machinery sales and services, including storage yard, general service and repair establishments, parking lots operated as a business; plumbing and heating shops; trailer and mobile home sales area; appliance repair shops; radio and television studios, photographic studios.
- 20). Mobile home parks, trailer parks, RV parks, and campgrounds.
- 21). Livestock auctions, feedlots and holding pens, and compost facilities used for commercial sales.
- 22). Apartments, townhouses, condominiums.

B. Sample list of Industrial Uses:

1). Chemicals, Petroleum, Coal, and Allied Products: Manufacturing, processing, or warehousing of: cosmetics and toiletries, ice (including dry ice), ink, insecticides, fungicides, disinfectants, and related industrial and household chemical compounds, pharmaceutical, products, soap, washing or cleaning powder or soda, thermo-plastics, adhesives, bleaching products, bluing, calcimine, candle, dyestuff, essential oils, exterminating agents and poisons, soap products, acids and derivatives, acetylene, alcohol (industrial), ammonia, caustic soda, cellulose and cellulose chlorine, coke oven products (including fuel gas), creosote, coal, tar, asphalt, wood and bones, fertilizer (organic or non-organic), fish oils and meal, fuel briquettes, glue, hydrogen and oxygen, nylon, petroleum, gasoline, lubricating oils, plastic materials and synthetic resins, potash, proxyin, rayon; rendering and storage of dead animals, storage and transfer of offal, garbage, or waste product (solid waste transfer stations), resource recovery facilities.

2). Food and Beverage: Bakery products, wholesale (manufacturing permitted), beverage, blending, bottling, candy, chewing gum, chocolate and cocoa products, coffee/tea/spices processing and packaging, condensed and evaporated milk processing, creamery and dairy operations, dairy products, flour/feed/grain packaging and storage, fruit and vegetable processing (including canning, preserving, drying, and freezing), gelatin products, glucose and dextrin, meat products, poultry packaging and slaughtering, yeast, breweries, fish/oysters and other seafood processing, sugar refining, cider and vinegar, distilleries (alcoholic) breweries and alcohol spirits (non-industrial), fat rendering, slaughtering of animals, starch manufacturing.

3). Metals and Metal Products: Manufacturing, warehousing, storage, and distribution of agricultural or farm implements, aluminum, bicycles, boats, bolts, nuts, screws, washers and rivets, culvert, firearms, foundry products, heating/ventilation/cooking/refrigeration supplies and appliances, iron fabrication, machinery, nails/brads/tacks/spikes/staples, needles and pins, plating, plumbing supplies, scale and vault, sheet metal products, silverware and plated ware, stove and range, tinsmith shop, tool/die/gauge and machine shops, tools and hardware products, vitreous enameled products, boiler manufacture, galvanizing and plating (hot dip), lead oxide, locomotive and railroad car building, motor testing, ore dumps and elevators, structural iron and steel fabrication, wire rope and cable, aircraft and aircraft parts, automobile, truck trailer, mobile home and bicycle assembly, blast furnace, blooming mill, metal and metal ores, reduction, refining, smelting and alloying, scrape metal reduction, steel works and rolling mill.

4). Textiles, Fibers, and Bedding: Bedding (mattress, pillow, and quilt), carpet, rug, and mat, hat, bodies of fur and wool felt manufacture, hosiery mill, knitting, weaving, printing, finishing of textiles and fibers into fabric goods, rubber and synthetic treated fabrics, yarn thread and cordage, bleachery cotton wadding or linter, hair and felt products, jute, hemp and sisal products, linoleum and other hard surface floor covering, oilcloth, oil-treated products, and artificial leather, shoddy, wool (pulling or scouring).

5). Wood and Paper Products: Basket and hamper (wood, reed, rattan, etc.), box and crate, cooperage works, furniture, pencils, planing and millwork, pulp goods (pressed or molded including paper mache products), shipping container (corrugated boards, fiber, or wire bound), trailer, carriage and wagon, wood products, excelsior, paper and paperboard, sawmill, wall board, match manufacture, wood preserving treatment, wood pulp and fiber, reduction and processing.

6). Extraction and Junkyard Uses: Surface mining operations including: strip and open-cut mining, and quarrying, junk, scrap, or salvage yards, including junkyards, automotive salvage yards, and automotive graveyards.

7). Other Unclassified Uses: Manufacturing, storage, sales, and distribution of construction materials (cement, lime in bags or containers, sand gravel, shell, lumber and the like), bus garage and repair shop, button, carbon paper and inked ribbons, cigar and cigarette, cleaning and dyeing of garments, hats and rugs, coal and coke, fir finishing, industrial vocational training school (including internal combustion engines), laboratories, research, experimental including combustion-type motor testing, laundries (commercial only), wholesale market, motion picture production, printing, publishing, and engraving, produce, railroad switching, tire treading and vulcanizing, truck or transfer terminal, other wholesale houses and distributors, oils/vegetables/animal processing and storage, paint/lacquer/shellac and varnish, roofing materials, building paper and felt, bag cleaning, cotton seed, oil refining, leather goods, tanning operations, hair/hides/raw fur/curing, dressing, dyeing and storage, rubber processing, rubber tire and tube, batteries.

8). Clay, Stone, and Glass Products: Abrasive wheels, stones, paper, cloth, and related products, brick, firebrick, and clay products, concrete products, central mixing and proportioning plants, glass products, monument and architectural stone, pottery and porcelain products, refractories, sand-lime products, stone products, wall board and plaster, building, installation and composition flooring.

